



MT 58529-142

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JOHN T. GAREE
8409 MC LAUGHLIN LANE
KLAMATH FALLS, OR 97601

Until a change is requested all
tax statements shall be sent to
the following address:

JOHN T. GAREE
8409 MC LAUGHLIN LANE
KLAMATH FALLS, OR 97601

Escrow No. MT58529-KR
Title No. _____

Vol M02 Page 57840

State of Oregon, County of Klamath
Recorded 10/09/2002 3:01 p m.
Vol M02, Pg 57840-41
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

'02 OCT 9 PM 3:01

WARRANTY DEED

CHAD M. RODRIGUEZ and SUZETTE L. RODRIGUEZ, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JOHN T. GAREE SR. & JANN GAREE, as tenants by the entirety
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

EXHIBIT A"
LEGAL DESCRIPTION

A tract of land in Lot 2, "PLAT OF JUNCTION ACRES," according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in the SW 1/4 SE 1/4 of Section 6 and the NW 1/4 NE 1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Southwest corner of Parcel 1, of said land Partition, from which the E1/16 corner on the North line of said Section 7 bears North 46 degrees 57' 28" East 639.56 feet; thence South 89 degrees 54' 00" West 472.27 feet to the Southwest corner of said Lot 2, thence North 00 degrees 01' 00" West 440.50 feet to the Northwest corner of said Lot 2; thence North 88 degrees 51' 00" East along the North line of said Lot 2, 460.89 feet to the Northwest corner of Parcel 1; thence South 16 degrees 56' 00" West 189.09 feet; thence South 14 degrees 01' 33" West 152.02 feet; thence South 40 degrees 39' 30" East 158.90 feet to the point of beginning with bearings based on recorded survey N. 4824. Together with the following described parcel: A tract of land being a portion of Parcel 1 of "Minor Land Partition 7-89" situated in the NW1/4 NE1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the line common to said Parcels 1 and 2 from which the East 1/16 corner common to Section 6 and said Section 7 bears North 57 degrees 44' 35" East 645.94 feet; thence along the line common to said Parcels 1 and 2, North 40 degrees 39' 30" West 37.92 feet, North 14 degrees 01' 33" East 152.02 feet, and North 16 degrees 56' 00" East 71.99 feet; thence leaving said common line South 64 degrees 59' 00" East 26.94 feet; thence South 13 degrees 49' 33" West 240.70 feet to the point of beginning.

KEY #885151

ACCT #3910-007A0-00305

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$ 63,000.00.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 3 day of October, 2002.

CHAD M. RODRIGUEZ

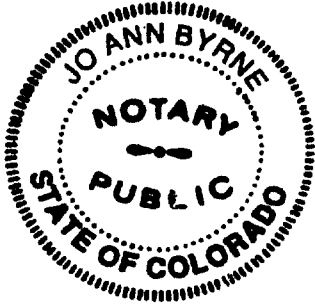
SUZETTE L. RODRIGUEZ

State of ~~Oregon~~ *Colorado*
County of ~~KLAMATH~~ *Douglas*

57841

This instrument was acknowledged before me on October 3, 2002 by CHAD
M. RODRIGUEZ & SUZETTE L. RODRIGUEZ.

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Jo Ann Byrne
(Notary Public for Oregon)

My commission expires _____

My Commission Expires
03/06/2004